

CC Zoning District Regulations

The purpose of the Commercial Center District is to provide for moderate to high intensity commercial development, especially office and general retail development. Residential development as a component of a PUD is allowed, and traffic and pedestrian interconnections throughout this district are strongly encouraged.

Permitted Uses

Single Family Residential	Real Estate Sales/Rental Office
Community Service	Other Offices
Colleges	Central Reception or Check in Facility
Schools, Public or Private	Bank or Financial Institution
Government Facilities	Religious Institutions
Minor Utility	Furniture Store
Eating Establishments, High Turnover	Hardware, Paint, Glass, Wallpaper, or Flooring Store
Eating Establishments, Low Turnover	Car Wash
Eating Establishments, without Seating	Other Retail Sales or Service
Health Services Office except Hospitals	Health Club or Spa
Mini Park	Linear Park
Special Use Park	
Funeral Home	

Permitted with Conditions (See Planning Staff for Conditions)

Multifamily Residential	Shopping Center
Mixed Use	Souvenir or T-Shirt Shop
Day Care	Tattoo Facility
Telecommunications Facilities	Veterinary Hospital
Convenience Store	Auto Rental
Department or Discount Store	Auto Sales
Nightclub or Bar	Pet Store
Supermarket	Bicycle Shop (with outdoor storage)
Community Theater	Dance Studio
Contractor's Office	

Permitted by Special Exception (See Planning Staff for Conditions & Criteria)

Other Institutions	Liquor Store
Community Park	Auto Repair
Gas Sales	Kennel, Boarding
Major Utility	Taxicab Service
Waste Treatment Plant	Towing Service
Eating Establishments, with Drive-Thru	Wholesale Businesses, with Accessory Retail Outlet
Commercial Parking	Other Light Industrial Service
RV Park	Self-Service Storage
Adult Entertainment	Indoor Recreation
Indoor Entertainment	

Density (per Net Acre)

4 Dwelling Units
10,000 Square Feet Office/Institutional Uses
8,000 Square Feet Other Uses

Maximum Impervious Coverage

40% of Gross Land for Residential
65% of Gross Land for Nonresidential

Maximum Structure Height

<u>Nonresidential</u>
45 feet above Base Flood Elevation
3 Stories
<u>Residential</u>
35 feet above Base Flood Elevation
2 Stories/ 1 level parking

Minimum Open Space

50% of Gross Land for Residential
25% of Gross Land for Nonresidential

The above tables and code sections can be found in the Town of Hilton Head Island Land Management Ordinance. For specific use and site design questions, please call the Planning Department at 843-341-4681.

Parking Requirements

For specific off-street parking requirements, see Section 16-5-1108 of the Town of Hilton Head Island Land Management Ordinance.